



RESIDENTIAL AND COMMUTER LIFE CONTRACT
TERMS AND CONDITIONS OF OCCUPANCY
2025-2026

HOUSING POLICY

All single undergraduate students under 21, who do not return to their parent's or legal guardian's home each evening are required to live in university housing. Parent's or legal guardian's homes must be included in the following list of counties to commute: Boone, Hamilton, Hancock, Hendricks, Johnson, Madison, Marion, Morgan, Shelby.

Students who have attained their 21st birthday on or before August 31 may request to live off campus through the Office of Residential and Commuter Life. All requests will be reviewed and approved or denied by the Office of Residential and Commuter Life.

CONTRACT OFFER

The delivery of this contract by Marian University to the student constitutes an offer of accommodation when the residence halls are open and the execution of the contract Acceptance Agreement by the student constitutes acceptance thereof. This agreement is contingent upon the availability of space within the university's housing units and the student's full-time (at least 12 credit hours) designation.

CONTRACT ACCEPTANCE

Housing contracts are effective for the entire academic year and are binding on all students who sign a contract. Refer to marian.edu/housing regarding dates Residence Halls are closed during this period.

Each housing contract acceptance agreement requires an initial payment of a \$200.00 housing deposit. Annual renewal of contract acceptances requires a roll-over of the \$200.00 deposit. The \$200.00 deposit must be submitted with the completed housing application before the student's housing preferences will be considered and assignments are made.

During each semester, charges for damages that are identifiable with a student or group of students will be assessed to those students and not deducted from their hall deposit. Charges for damages to public areas not identifiable with any student or group of students will be prorated and assessed to all students living in the hall or to those students living in a specific area of the hall. These charges will be billed to the student or students and are payable immediately.

RESIDENCE HALL SERVICES

The university agrees that the student will be assigned a space in a Marian University residence hall, which includes furnishings and utilities, use of common facilities, and food service in accordance with provisions of this contract and established policies.

ASSIGNMENTS AND OCCUPANCY

Full power is reserved to the university through the designated university official to make or change space assignments at any point before move in or after move in.

The university agrees to consider the information and requests provided on the online housing application when assigning living accommodations, but no guarantee of specific assignment is implied. Discriminatory requests or practices are contrary to the philosophy of the university and will not be considered.

At the beginning of each semester, students are assigned to a specific residence hall room; changes may be made only with specific authorization from the Area Coordinator, Assistant Director, or Director of Residential and Commuter Life. Upon occupying the space assigned, the student thereby accepts such space, furnishings, and related facilities so provided as compliance in full with the terms of the contract by the university. No student shall be authorized to sublet the assigned residential space.

Failure to occupy assigned space before noon of the second day of classes in any semester, without having given the Office of Residential and Commuter Life prior notice of delayed arrival, may result in the loss of assigned accommodations. Such loss of space shall not relieve the student of responsibility for accepting other available residence hall accommodations.

If vacancies occur in a multiple occupancy room, the remaining student(s) agrees to accept other roommates as assigned, or to move into other space if requested, or, at the university's discretion, to pay the established rate to guarantee single occupancy in a multiple occupancy room/pro-rated premium single room charge.

During the time between semesters, and during regular vacation periods, residents are encouraged to remove personal effects and anything of value from their room. The university will not be responsible for any loss of personal property. When a student leaves the hall for the summer period, all personal property must be removed from the hall.

Students are personally responsible for the security of articles stored in their rooms. Recording serial numbers of television sets, computers, etc., is recommended and may be done through the Campus Police (317.955.6789). Students are also encouraged to obtain renter's insurance for any and all articles stored in their rooms. The university will not be responsible for loss of, or damage (from any cause) to the personal property of the student, nor will the university assume responsibility while the student is a resident.

Any student whose actions are found to be detrimental to the student's own welfare or the welfare of other students may be required to move into another space or to withdraw from the residence halls without financial refund. Non-compliance with university policies may result in the cancellation of current enrollment or denial of subsequent registration.

FOOD SERVICE

Students residing in the residence halls are required to have the all-access meal plan. The room and board packages are binding for the entire year or remainder thereof and may not be changed at the student's election.

GENERAL CONDITIONS

All occupants of university residence halls (including non-Marian University student guests) are responsible for the provisions of the *Code of Students Rights and Responsibilities*, the *Student Handbook*, and the *Residential and Commuter Life Policies*. The university reserves the right to

change the policies as it deems appropriate and timely. Each resident is responsible to be aware of and observe all regulations affecting their status with the university.

Duly authorized university officials and maintenance personnel may enter a resident's room for the purpose of maintenance and to insure compliance with fire safety regulations and health standards at any time. In emergencies, duly authorized university officials may conduct a search of university premises (including a resident's room) if there is a reason to believe that such premises are being used for illegal purposes or for a purpose which interferes with the normal operation of the university.

This contract constitutes acceptance of membership in the respective governing bodies of the residence hall or living unit to which the resident is assigned, including all rights, privileges, and responsibilities of such membership.

Students who operate motor vehicles on campus are required to register their vehicle. Vehicles without current parking passes appropriately displayed, may be towed off-campus at the owner's expense. Students are required to know and follow appropriate parking designations.

RATES

Room and board rates are determined on an annual basis and will be published when established by the university. The university, in the event of changes in the economic conditions, shall reserve the right to change the rates charged for rooms and meals or either.

In the event that the student is authorized to change room or hall assignment, or both, and by which such change constitutes an alteration of residential fees, the appropriate billing changes will be made. The student will be charged for the occupied room on a pro-rated basis.

PAYMENTS

Payments under this contract are due each semester in accordance with the fee payment schedule published each year by the Business Office. Any deviation from the established schedule of payment must be approved in advance of the due date by the Director of Business Services.

Failure to make payments as prescribed does not relieve the currently enrolled student of their obligation to observe this contract. Non-payment of fees may result in cancellation of current enrollment, in denial of residence hall services, and in subsequent registration until the amounts are paid.

REFUNDS

Housing and meal charges will be prorated based on dates of occupancy should a student move off campus. No refunds will be issued for housing changes in the last two weeks of the semester.

Refunds will not be made for temporary absences from the residence halls. Refunds will not be offered for adverse experiences in campus housing.

CANCELLATIONS

All returning, readmitted, or currently enrolled students who sign a contract for the following year must provide written notice to the Office of Residential and Commuter Life if they wish to cancel the

contract. Written notice must be received prior to May 15 to be considered without financial penalty. Canceling a housing contract after May 15 and before August 1 will result in a cancellation fee of \$500 for breaking the contract. Canceling a housing contract after August 1 and before September 1 will result in a charge of \$750. Canceling a housing contract after September 1 will result in a charge of \$1000. New students matriculating to the university are required to provide written notice of their housing plan to the Office of Housing Residence Life by August 1 for the fall semester or by January 1 for the spring semester. This should be done by filling out the on or off campus housing application.

It is the student's responsibility to contact the Office of Residential and Commuter Life to formalize release from this contract.

Refund of room and board fees will be made in accordance with this contract or in some cases, at the discretion of the Office of Residential and Commuter Life.

Failure to comply with housing release procedures or furnishing false information regarding both on- and off-campus housing information, will obligate the student for payment of all residence hall fees.

Upon determination by the university that the student has violated the provisions of this contract, violated the policies of the university, or engaged in conduct detrimental to the welfare of self or others, this contract may be canceled by the university and departure from assigned space may be required without refund.

Deadline requests, established forms, and procedures must be followed. Failure to make timely and necessary arrangements will mean that the student is obligated under the provisions of this contract including responsibility for payments of residence hall fees.

TERMINATION

This contract will be terminated and room and board fees will be prorated based on occupancy under the following circumstances:

Academic dismissal: Students must officially check out at the office of their residence hall within 48 hours of receipt of official notification of academic dismissal.

Withdrawal from the university: Students who terminate their enrollment during the semester by officially withdrawing from the university are required as part of the official check-out procedure to arrange for departure from the residence hall with their Area Coordinator. Students must officially check out at the office of their residence hall or at the location included in their move instructions within 48 hours of their university withdrawal.

Should the student re-enroll or be reinstated during the term of this contract, the student is required to fulfill this contract with the university.

Questions or concerns regarding housing should be directed to:

Office of Residential and Commuter Life
housing@marian.edu
3200 Cold Spring Road
Clare Hall, Room 141/142
Indianapolis, IN 46222
317.955.6318